



OFFERS OVER

£175,000

Rokeby Crescent
Strathaven, ML10 6EG

PROPERTY SUMMARY

Cruive Estate Agents are delighted to present this extended and reconfigured three-bedroom semi-detached family villa in one of Strathaven's most sought after residential locales. Situated at the top of a cul de sac with open country outlook to the rear, the property is ideal for families looking to settle in a safe and friendly neighbourhood.

Upon entering the property, you'll be greeted by an inviting entrance hallway leading to a good-sized lounge with French doors to the modern fitted kitchen open plan to generous dining and living space making it an ideal space for cooking, family and entertaining. To the rear of the kitchen is the extension, currently used as a utility/boot room with access to the fully enclosed West facing garden.

On the upper level this well-proportioned villa offers three bedrooms and a modern three-piece shower room. The views from both the front and rear of the property are fabulous; to the front the elevated position affords views all the way to Tinto Hill and to the rear the outlook is pretty countryside.

3



1



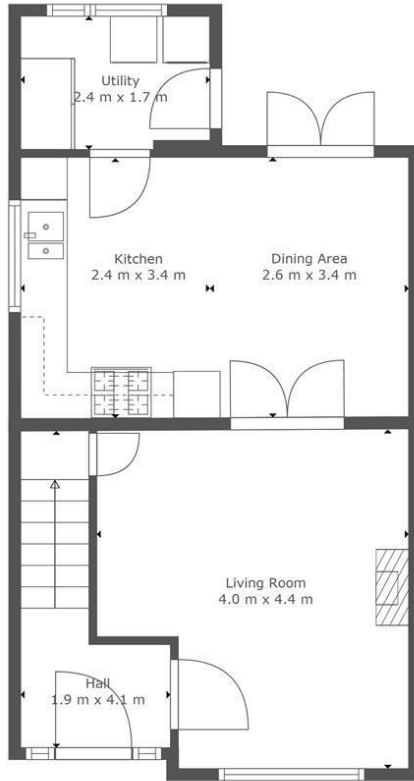
2



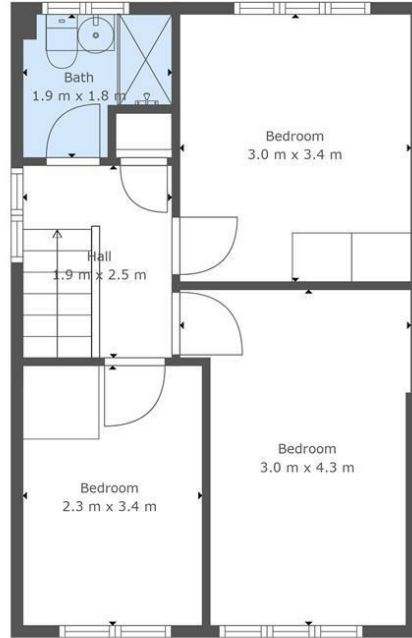








Floor 1



Floor 2

TOTAL: 82 m2
FLOOR 1: 43 m2, FLOOR 2: 39 m2

This Floorplan Is Intended To Give An Indication Of The Layout Only.

LOCAL AUTHORITY

South Lanarkshire

TENURE

Freehold

COUNCIL TAX BAND

D

VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			87
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



OFFICE ADDRESS
 9 Townhead Street
 Strathaven
 ML10 6AB

OFFICE DETAILS
 01357 510088
 judithmcgill@cruive-estateagents.co.uk